

**TOWN OF NORTHFIELD, VERMONT**  
**SPECIAL MEETING OF THE**  
**PLANNING COMMISSION**  
**Minutes of February 23, 2022**

The meeting was held remotely via Town GoToMeeting account. Clerk Mitch Osiecki ran the meeting from his office in the Municipal Building. All attendees participated remotely.

The meeting was called to order at 7:01 pm by Chair Hill-Eubanks.

**Roll Call:** Present for the meeting were Commissioners Laura Hill-Eubanks, Nancy Peck, Aaron Rhoades, and Chandra Blackmer – all attended remotely. Clerk Mitch Osiecki facilitated the meeting from his office in the Municipal Building. Commissioner Ruth Ruttenberg was absent. Nancy Peck joined the meeting at 7:15.

**Set/Adjust Agenda:** No adjustments

**Public Participation:** Julie Beth (JB) Hinds of Birchline Planning and Michael Allen of Regrowth Planning each joined for a portion of the meeting to discuss their proposals to assist the PC with ongoing revisions to the town Zoning Bylaws. JB participated in the meeting from 7:00-7:55; Michael did likewise from 8:00-8:35.

**MPG:** JB introduced herself and described her previous work. She identified conditional use review and site plan review as particular areas towns often struggle to fine-tune.

Areas PC members raised as challenges or particular areas of emphasis included appropriate housing density and lot size; affordable housing; accessory dwelling units and/or tiny homes; balancing need for additional housing units with preserving traditional character of residential neighborhoods.

JB departed at 7:53.

Michael Allen joined the meeting at 7:58. Michael shared some background about his past work and usual approach to zoning regulations.

Particular areas discussed were density standards; affordable housing; short-term rentals (Air BNB); and tiny homes.

Michael departed at about 7:35.

PC members briefly discussed impressions of both candidates. Will provide Ruth the opportunity to view/hear recording of this meeting. Will plan to select a consulting partner at next week's regular March meeting.

**Next Regular Meeting:** March 2, 2022 at 7:00 pm.

**Adjournment:** Aaron Rhodes moved to adjourn; Chandra Blackmer seconded. **Vote to approve: 4-0.** Meeting adjourned at 8:40 pm.